

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address
Katie Parker (SBN 271388)
Kparker@aldridgeppte.com
ALDRIDGE PITE, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17933
San Diego, CA 92177-0933
Telephone: (858) 750-7600
Facsimile: (619) 590-1385

FOR COURT USE ONLY

FILED & ENTERED

JAN 25 2019

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY duarte DEPUTY CLERK

- Attorney for Movant
 Movant appearing without an attorney

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA (SANTA ANA)

In re:

JOSEPH JOHN MUÑOZ and MARIA MUÑOZ aka
MARIA DE JESUS MUÑOZ,

CASE NO.: 8:18-bk-14112-ES

CHAPTER: 7

**ORDER GRANTING MOTION FOR
RELIEF FROM THE AUTOMATIC
STAY UNDER 11 U.S.C. § 362
(REAL PROPERTY)**

DATE: January 10, 2019

TIME: 10:00 AM

COURTROOM: 5A

PLACE: 411 West Fourth Street
Santa Ana, CA 92701

Debtor(s).

Movant: THE BANK OF NEW YORK MELLON as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2002-21A

1. The Motion was: Opposed Unopposed Settled by stipulation

2. The Motion affects the following real property (Property):

Street address: 18541 Valley Dr

Unit/suite number:

City, state, zip code: Villa Park, CA, 92861

Legal description or document recording number (including county of recording):

Orange County; Inst. No. 20020739752

See attached page.

3. The Motion is granted under:
 - a. 11 U.S.C. § 362(d)(1)
 - b. 11 U.S.C. § 362(d)(2)
 - c. 11 U.S.C. § 362(d)(3)
 - d. 11 U.S.C. § 362(d)(4). The filing of the bankruptcy petition was part of a scheme to hinder, delay, or defraud creditors that involved:
 - (1) The transfer of all or part ownership of, or other interest in, the Property without the consent of the secured creditor or court approval; and/or
 - (2) Multiple bankruptcy cases affecting the Property.
 - (3) The court makes does not make cannot make a finding that the Debtor was involved in this scheme.
4. As to Movant, its successors, transferees and assigns, the stay of 11 U.S.C. § 362(a) is:
 - a. Terminated as to the Debtor and the Debtor's bankruptcy estate.
 - b. Modified or conditioned as set forth in Exhibit _____ to this order.
 - c. Annulled retroactively to the bankruptcy petition date. Any postpetition acts taken by Movant to enforce its remedies regarding the Property do not constitute a violation of the stay.
5. Movant may enforce its remedies to foreclose upon and obtain possession of the Property in accordance with applicable nonbankruptcy law, but may not pursue any deficiency claim against the Debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501.
6. Movant must not conduct a foreclosure sale of the Property before (date) _____.
7. The stay shall remain in effect subject to the terms and conditions set forth in the Adequate Protection Agreement contained within this order.
8. In chapter 13 cases, the trustee must not make any further payments on account of Movant's secured claim after entry of this order. The secured portion of Movant's claim is deemed withdrawn upon entry of this order without prejudice to Movant's right to file an amended unsecured claim for any deficiency. Absent a stipulation or order to the contrary, Movant must return to the trustee any payments received from the trustee on account of Movant's secured claim after entry of this order.
9. The co-debtor stay of 11 U.S.C. § 1201(a) or § 1301(a) is terminated, modified or annulled as to the co-debtor, as to the same terms and conditions as to the Debtor.
10. The 14-day stay as provided in FRBP 4001(a)(3) is waived.
11. This order is binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of the Bankruptcy Code.
12. Movant, or its agents, may, at its option, offer, provide and enter into a potential forbearance agreement, loan modification, refinance agreement or other loan workout or loss mitigation agreement. Movant, through its servicing

agent, may contact the Debtor by telephone or written correspondence to offer such an agreement.

13. Upon entry of this order, for purposes of Cal. Civ. Code § 2923.5, the Debtor is a borrower as defined in Cal. Civ. Code § 2920.5(c)(2)(C).
14. A designated law enforcement officer may evict the Debtor and any other occupant from the Property regardless of any future bankruptcy case concerning the Property for a period of 180 days from the hearing of this Motion
 - (a) without further notice.
 - (b) upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
15. This order is binding and effective in any bankruptcy case commenced by or against the Debtor for a period of 180 days, so that no further automatic stay shall arise in that case as to the Property.
16. This order is binding and effective in any bankruptcy case commenced by or against any debtor who claims any interest in the Property for a period of 180 days from the hearing of this Motion:
 - (a) without further notice.
 - (b) upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
17. This order is binding and effective in any future bankruptcy case, no matter who the debtor may be
 - (a) without further notice.
 - (b) upon recording of a copy of this order or giving appropriate notice of its entry in compliance with applicable nonbankruptcy law.
18. Other (specify): Attached in support of this Order is Movant's Declaration substantiating Movant's beneficiary interest in the subject property

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Date: January 25, 2019


Erithe Smith
Erithe Smith
United States Bankruptcy Judge

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING

[AND WHEN RECORDED MAIL TO]
CitiMortgage, Inc.
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683



Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder



9.00

* \$ R 0 0 0 5 3 8 8 9 0 0 \$ *

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CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, ITS SUCCESSORS AND ASSIGNS, WHOSE ADDRESS IS P.O. BOX 2026, FLINT, MI, 48501, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to CITIMORTGAGE, INC., WHOSE ADDRESS IS 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368-2240 (800)283-7918, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by JOSEPH J. MUÑOZ AND MARIA DE JESUS MUÑOZ and recorded on 08/30/2002 as Instrument # 20020739752, in Book , Page in the office of the ORANGE County Recorder, CA.

Tax Code/PIN: 372-422-08

Dated on 11/ 16 /2012 (MM/DD/YYYY)

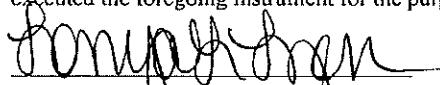
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, ITS SUCCESSORS AND ASSIGNS

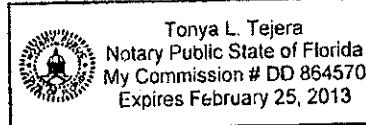
By: Belinda Aguirre
BELINDA AGUIRRE
ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 11/ 16 /2012 (MM/DD/YYYY), by BELINDA AGUIRRE as ASST. SECRETARY for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


TONYA L TEJERA DD 864570
Notary Public - State of FLORIDA
Commission expires: 02/25/2013



Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
CM AVR 17987752 -- MERS MOM (2) CJ43829011X MIN 100025440000422730 MERS PHONE 1-888-679-6377
T1412110616 [C] FORM5FRMCA1



17987752

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When Recorded Mail To:

CT LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-331-3282

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder

 9.00
* \$ R 0 0 8 1 1 0 2 9 3 \$ *

2016000032503 3:15 pm 01/25/16

278 409 A32 F13 1

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

Person Requesting Recording:

CITIMORTGAGE, INC
TONJA BROOKS



ASSIGNMENT OF DEED OF TRUST

RT
IP
PP
Q

KNOW ALL MEN BY THESE PRESENTS:

That CitiMortgage, Inc. whose mailing address is 1000 Technology Drive, O'Fallon, MO, 63368 herein designated as the Assignor does hereby grant, bargain, sell, assign, transfer and set over unto THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES 2002-21A whose mailing address is 1000 Technology Drive, O'Fallon, MO, 63368 , herein designated as the Assignee, that certain Deed of Trust recorded in the Official Records of Orange County , California and executed by Joseph J. Munoz and Maria De Jesus Munoz dated 08/26/2002 filed 08/30/2002 and recorded in Official Records Book: NA Page: NA Instrument No: 20020739752, of the Public.

TO HAVE AND TO HOLD the same unto the said Assignee.

IN WITNESS WHEREOF , the said Assignor has caused these presents to be executed in its name on

1-14-16

CitiMortgage, Inc.

Tonja Brooks

By: Tonja Brooks
Document Control Officer

STATE OF MISSOURI, ST. CHARLES COUNTY

On 1-14-16 before me, the undersigned, a notary public in and for said state, personally appeared **Tonja Brooks, Document Control Officer of CitiMortgage, Inc.** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Laura M. Jones
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Charles County
My Commission Expires: March 19, 2016
Commission Number: 12316868


Notary Public Laura M. Jones

Commission Expires: 03/19/2016